

Seven Thousand Dollars (\$7,000.00), pay the premiums of insurance and assign the policy to the said Augustus C. Tyeryar, Mortgagee, and will pay all taxes on the real estate hereby conveyed; and do further covenant that should they fail in paying the said taxes and insurance premiums and the said Augustus C. Tyeryar should pay the same, then the amount of the taxes so paid and the amount of the premiums so paid, with interest thereon at six per cent (6%) per annum, shall be a lien on the mortgaged property, as though included in the first instance in the mortgage itself.

PROVIDED, that if default shall be made by the said Charles S. Tyeryar and Gloria F. Tyeryar, his wife, in the payment of the said promissory note, or any installment thereof, when due, or of any interest thereon when due, or if default shall be made in the performance of any of the covenants in this mortgage, then it shall be lawful for Augustus C. Tyeryar, Mortgagee herein, or any assignee of this mortgage, to enter and possess and sell the said mortgaged premises at the Court House door in Frederick, Frederick County, Maryland, at public auction for cash, after giving at least three weeks' public notice of the time, place, manner and terms of sale in some newspaper published in said County at least once a week for three successive weeks prior to the day of sale, and to apply the proceeds of such sale to the payment of all expenses attending said sale, including Court costs, the usual chancery commissions, all counsel fees of the Mortgagee or assignee or party making the sale, and then to the payment of the said promissory note, with any interest due thereon, or any renewal thereof with the interest due thereon, so that all monies owing under this mortgage shall be paid, and to pay the amount of the taxes and insurance premiums paid by the Mortgagee or assignee with interest thereon from the time paid, and to pay the surplus to the said Mortgagors, and in case payment should be made after advertisement under said power, then accrued expenses, counsel fees and only half commissions shall be paid by the said Mortgagors.